

TOWN OF POLK
Plan Commission Minutes
April 8, 2009
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I. Call Meeting to Order - The meeting of the Plan Commission of the Town of Polk was called to order by Chairman Willard Heppe at 7:30 pm.

A. Official Meeting Notice - Chairman Heppe reported that the notice of the meeting was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel and posted at the Town Hall, Highway View School, Cedar Hills bulletin boards, and also posted on the Town of Polk website.

B. Roll Call - Members present: Willard Heppe, Karen Reiter, Mark Peters, Robert Roecker. Albert Schulteis, Marvin Kissinger, Supervisor Harold Groth, guest Supervisor Theodore Merten and Judy Stephenson, Zoning Secretary.

C. Approval of minutes for March 3, 2009 - Motion made by Albert *Schulteis* to approve the March 3, 2009 minutes with the corrections of replacing Albert *Schulteis* name with Mark Peters name on page 3 and correction of the spelling of the Gerner name on page 5. Motion seconded by Marvin Kissinger. All voted in favor and motion carried.

II. Unfinished Business - none

III. New Business - Discussion/Possible Action on the Following:

A. Business Use application for Michael Enders, d/b/a Old Man and Sonsss, 213 S. Main St., Hartford, to operate a farm produce stand to be located at 4350 Hwy 60, Slinger, on property owned by Luay Ahmad, 4160 LLC, 4350 Hwy 60, Slinger. Tax Key T9-0603-00A. Section 16. Zoned B-1 Business.

Mr. Enders stated he had only the one stand, a card table and two signs; his wife will do selling. He further stated that the stand will be in the north east corner of the lot where it is out of the way. Karen Reiter asked if the gas pumps on the east side are still empty and would stay that way. Mr. Enders stated that there was supposed to be a coffee shop going in on one side of the building but nothing has been done yet and the owner has not heard any more about it. Karen Reiter stated that the signs could not have any flashing or moving lights and could not block the motorists view of Hwy. 60 when leaving the gas station. Mr. Enders stated that the sign won't be very large, only about 4 feet square and will be on a tripod on the grassy area behind where cars come out onto the intersection and is more than a foot off the right of way; the signs are collapsible and will be taken down at night.

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Motion made by Robert Roecker and seconded by Marvin Kissinger to recommend to the Town Board approval of the Business Use application for Michael Enders. All voted in favor and the motion passed.

B. Petition for Ordinance change to Title X of the Municipal Code of the Town of Polk Zoning Ordinance Section 2.05 (5) regarding number of domestic animals that may be kept.

Discussion was held. Karen Reiter stated that the wording was basically the same except there would now be a category A and a Category B of domestic animal units. She further stated that the change would allow someone to have two horses and some chickens on their five acre lot. Further discussion was held. *It was determined that the ordinance should follow guidelines required of farmers in keeping livestock. Therefore, in Category 'A', one domestic live stock unit would be one horse, cow or similar large animal of a pair of sheep, goats or midsize animals (under 400 pounds) and over six (6) months of age; in Category 'B', one domestic unit would be eight (8) rabbits or hare, chickens, ducks or similar poultry over two (2) months of age.*

Motion made by Robert Roecker and seconded by Karen Reiter to recommend *to the Town Board approval of the amended Petition* for Ordinance change to Title X Section 2.05 regarding the number of domestic animals that may be kept *on parcels of land*. All voted in favor and the motion passed.

C. Petition for Ordinance change to Title X of the Municipal Code of the Town of Polk Zoning Ordinance Section 13.0 to change the definition of Livestock Unit.

Discussion was held. Karen Reiter stated that there had been some concern that *farmers* would be limited if restrictions were placed on *the* number of animals and this is addressed by a proposed definition of livestock as a domestic farm animal raised for profit on more than 15 acres. Karen Reiter further stated that definitions of two categories of domestic animals would be created; domestic animal pets and then domestic animal unit which was formerly a livestock unit. Further discussion was held

Motion made by Karen Reiter and seconded by Mark Peters to recommend approval to the Town Board of the Petition for Ordinance change to Title X Section 13.0 to change the definition of Livestock Unit to the Town Board. All voted in favor and the motion passed.

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D. Town of Polk Multi-Jurisdictional Comprehensive Plan

Discussion was held. Karen Reiter stated that each plan commission member should go through the Draft Plan, review it for corrections and submit any corrections to the Zoning Secretary within two weeks. She further stated that Judy Stephenson could then consult with Willard Heppe and send a copy of everyone's corrections and comments along with the minutes from tonight's meeting to each member to have for the next meeting.

Motion made by Karen Reiter and seconded by Mark Peters to recommend tabling the Comprehensive Plan *until* the next meeting. All voted in favor and the motion passed.

E. Zoning Violations - Judy Stephenson stated that complaints had been received about a property on Hwy C and Town Police Officer had issued an Ordinance Violation Notice with regards to scrap metal and refuse outside..

IV. Other Business

A. Correspondence - none

B. Informational items - none

C. Board of Appeals - Karen Reiter stated that the Board met on March 26, 2009 and approved a variance for Gary Kratz to construct an attached garage that did not meet setbacks.

D. Building Inspector's Report - none

V. Adjournment - Motion made by Karen Reiter and seconded by Mark Peters to adjourn. All voted in favor and the meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Judy Stephenson
Zoning Secretary